Exhibit C- HOME Rehabilitation Standards

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Purpose and Scope

If a HOME activity includes repair, replacement, alterations, addition, a change in occupancy type or use, it is defined as rehabilitation.

HOME Rehabilitation Standards establish the minimum standard for existing HOME-assisted housing when repair/replacement work is performed

*HOME Rehabilitation Standards should be included in all contracts*

Multifamily Rental Units

  • Requirements at Application

    A. A Physical Needs Assessment is required at application. See Chapter 2 for PNA requirements for multifamily rental activities. A PNA includes: Inspectable Components, Critical Repair Items, Five-year Physical Needs, Long-term Physical Needs, Analysis of Replacement Reserves, etc. [Admin Plan Ch2-Eligible Activities.doc]

      1. All repairs, replacements, alterations, additions identified in the scope of work/budget must be identified in the Physical Needs Assessment.

         ➢ Repairs, replacements, alterations, and additions not supported by the PNA may be defined as non-essential.

      2. PNA must address HOME and other federal cross-cutting regulations, state codes, local codes/ ordinances/property/housing quality standards, and the HOME Program property standard. This includes the following:

         a. Local and Idaho building codes for existing structures
         b. Local property/housing quality standards and ordinances
         c. Uniform Physical Condition Standards- [HUD's Uniform Physical Condition Standards](https://www.hud.gov/
         d. Local rehabilitation standards
         e. EPA and HUD Lead-based Paint requirements-If the housing was constructed on or before 1/1/1978
f. Uniform Federal Accessibility Standards to the maximum extent feasible

g. ADA

h. Section 504 to the maximum extent feasible

i. Other rehabilitation items as identified in the HOME application

- Periodic Inspections

IHFA/agent will conduct periodic inspections

- Requirements at Project Completion

A. All residential units and tenant common areas will comply with:
   1. State Building Code- Existing Structures,
   2. Federal cross-cutting regulations & laws,
   3. Local code/ordinances/property/housing quality standards
   4. HOME regulations
   5. Other conditions if approved in the HOME application

B. Owner's certification the property meets HOME Rehabilitation Standards as defined in this section;

C. Contractor/subcontractors certification their scope, workmanship, and materials used comply with local and/or state codes for existing structures

D. IHFA will conduct a final inspection prior to project completion

Single-Family/ Homebuyer Properties

- Requirements at Application

A. Unit requires full home or contractor inspection with report
   - The report determines the scope of work

B. Repairs, replacements, alterations, or additions not supported in the inspection report may be defined as non-essential
   - Non-essential items may not be eligible for cost reimbursement

C. Inspection and report must incorporate applicable HOME, other federal regulations, state and local codes/ordinances/ property standards and the HOME Program's property standard (currently HQS):

   1. Idaho Residential Codes for Existing Structures
   2. Local code/property/housing ordinances/standards
   3. Section 8 HQS [Note: Although the HOME Rule adopted the Uniform Physical Condition Standards- Inspectable Areas as the HOME property standard for homebuyer housing, HUD has not yet implemented UPCS at the time this plan was written]
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4. Local rehabilitation standards
5. EPA and HUD Lead-based Paint Rule (if housing constructed on or before 1/1/1978
6. Uniform Federal Accessibility Standards and Section 504, *to the maximum extent feasible as requested by homebuyer.*

- **Periodic Inspections**
  IHFA will conduct periodic inspections

- **Requirements at Completion**
  A. Property complies with HOME regulations, local & state requirements, and Federal cross-cutting laws & regulations
     1. HOME Rehabilitation Standard
     2. Current Idaho Residential Code for Existing Structures
     3. Local code/property& housing standards & ordinances
     4. Section 8 Housing Quality Standards (HQS)
     5. EPA & HUD Lead Rules, Section 504, UFAS, etc.
  B. Workmanship and materials comply with state and codes, standards, permits, etc.
  C. IHFA final inspection is conducted prior to occupancy